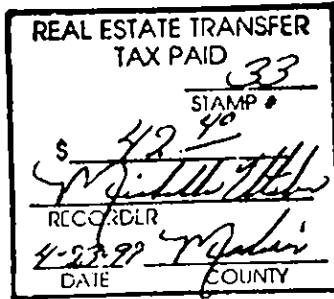


When recorded return to:

REC. \$ 5.00
AD. \$ 5.00
P.M.F. \$ 1.00



FILED NO. 2901

BOOK 61 PAGE 641

97 APR 23 PM 3:35

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

27,000

Prepared by: Eric W. Burmeister, 2000 Financial Center, Des Moines, IA 50309, 515-243-7100

WARRANTY DEED - JOINT TENANCY

COMPUTER
RECORDED
COMPARED

For the consideration of one Dollar(s) and other valuable consideration, Jo E. Giles, a/k/a Jo Ellen Giles, a single person do hereby Convey to Clovis C. Beck, Jr. And Jill R. Beck, husband and wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Lot 5 in Block 1 of West Addition to the Town of Winterset,
Madison County, Iowa

This Deed is given in complete fulfillment of a Real Estate Contract dated March 27, 1994, recorded March 28, 1994 in Book 59 at Page 158 of the Madison County, Iowa records. Warranties of Title extend to date of Contract only.

Exempt from Declaration of Value and Groundwater #1



Attach revenue in the amount of \$42.40

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

DATED: April 16, 1997.

Jo Ellen Giles
Jo E. Giles (Grantor)

STATE OF IOWA)
) SS:
COUNTY OF MADISON)

On this 16th day of April, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared Jo E. Giles, a single person to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Cathy A. Smith
Notary Public for the State of Iowa

